

085.0

0005

0005.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
700,800 / 700,800  
700,800 / 700,800  
700,800 / 700,800

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		WESTMORELAND AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: HOLLIDAY RUSSELL A &	
Owner 2: LEAHY LORI B	
Owner 3:	

Street 1: 53 WESTMORELAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: FARRELL JOSEPH P/DEBRA J -

Owner 2: -

Street 1: 53 WESTMORELAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Aluminum Exterior and 2239 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

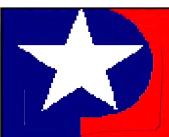
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	301,800		399,000	700,800		53783
							GIS Ref
							GIS Ref
							Insp Date
							12/16/13



Patriot Properties Inc.

## USER DEFINED

Prior Id # 1:	53783
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	04:46:12
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	301,800	0	5,000.	399,000	700,800		Year end	12/23/2021
2021	101	FV	292,400	0	5,000.	399,000	691,400		Year End Roll	12/10/2020
2020	101	FV	292,400	0	5,000.	399,000	691,400	691,400	Year End Roll	12/18/2019
2019	101	FV	228,600	0	5,000.	393,300	621,900	621,900	Year End Roll	1/3/2019
2018	101	FV	228,600	0	5,000.	302,100	530,700	530,700	Year End Roll	12/20/2017
2017	101	FV	223,700	0	5,000.	285,000	508,700	508,700	Year End Roll	1/3/2017
2016	101	FV	223,700	0	5,000.	262,200	485,900	485,900	Year End	1/4/2016
2015	101	FV	218,100	0	5,000.	245,100	463,200	463,200	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
FARRELL JOSEPH	68561-75		12/9/2016		675,000	No	No			6949
TRAVOSTINO FRAN	50015-73		8/28/2007		505,000	No	No			
TRAVOSTINO FRAN	28160-145		2/9/1998	Family		1	No	A		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2019	752	Re-Roof	9,200	C				
2/14/2019	200	Insulate	9,275	C				
2/10/2017	137	Redo Kit	15,150	C				
12/9/2016	1525	Redo Kit	5,500	C				

## ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2013	Meas/Inspect	JBS	JOHN S
3/25/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
3/17/2000	Inspected	264	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	276	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

